

## Summer Creek Homeowners Association Board Meeting

January 15, 2008



**Attendance:** Sarah Cohen, Amanda Sanchez, Tony Stutts, Jerry Stein,

**Next Meeting:** Thursday, Feb. 12<sup>th</sup>, 7:30-9pm Tony Stutts' house

### **Update on Action Items from previous meeting:**

1. Tony has looked into the Sue Crouch Intermediate and middle school students waiting for the bus damaging the Summer Creek corner area and loitering on neighbors' lawns and cars. He has contacted both the police, Mike Vargas and Crowley ISD principal Stefani Allen of Sue Crouch Intermediate. There has been few problems seen or reported since we've began monitoring the students.
2. Tony checked with block captains and new neighbors to recruit a social chair and has not had any luck.
3. Jerry emailed Bob the financials balance sheet and profit and loss statement that is required for the state franchise back tax payments from 2005 to current.
4. Jerry recalculated the reduced proposed budget for the 2009 fiscal year and sent the revision to the board.

### **Action Items for Next Meeting:**

1. Board should decide how to divide up the planning and execution for the "Spring Fling" at the Summer Creek Park since we don't have a social chair. Tony will send out an email with some of the local participants that we would like to invite and plan the calendar to pick a weekend that will be good for most.
2. Jerry will check on the current status of liens for past due homeowner dues, and will update in February meeting, after the January 31<sup>st</sup> due date for 2009.

### **Board Member Reports:**

#### **Tony Stutts - President**

- Tony submitted the paper work to the state, but has not heard back about the tax exempt status. So we are still currently not tax exempt.
- Tony is working with resident Jay White to obtain the cost of putting in a sprinkler system ourselves as hiring out the whole job is too expensive. The idea is to pay to trench the park and we will put in the sprinkler system ourselves with volunteer work. Jungus Jordan says the Parks Department will approve this and the city will pay for the water-- including both irrigating the grass and the trees if we put in the sprinkler system. Jay White is currently watering the park. We will know more next month.
- No new news from weeds and deeds.
- Ladies Ornament Exchange was successful this year with twenty-two in attendance. Thanks to Beth Warner for hosting. Next year Christine Stokes has offered to host the event.

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- We should get an “official” sender email address to be used to send out all correspondence to the residents for spam blocking purposes, recognition, etc.
- Board should discuss the benefits of getting involved with the League of Neighborhoods. There could be benefits and drawbacks to joining. We will discuss at next meeting.

**Briefing from the North Crowley High School Community Meeting with Jungus Jordan**

- Gangs and crime is migrating into our area, however, our district still have the lowest 20% crime rate for the city. Fort Worth is the 9th lowest in the nation for crime rate.
- The median: Chesapeake has said they still plan to pay for water, trees and grass in the median that will run all the way from Risinger to Sycamore School road. Chesapeake will maintain for 3-4 years and then turn over to the city parks department.
- Granbury Road 2-lane section, was postponed due to contract issue and re-bid for a new contract to be approved this week, and the contractor should start next week for a 5 month process to get 4 lanes.
- Dirks Road will be completed next in 3 phases which will be widened to 6 lanes from Granbury Road to Bryant Irvin after the Granbury road section is complete.
- The Sycamore School Road area should be a hub of commercial development with the exit to the new 121 set to complete at the end of 2012. The road will be developed in five sections beginning in the next 90 days.
- Summer Creek Station at Sycamore School Road: the new light rail train development is lead by Jungus Jordan and the new rails will stop at Sycamore, Wedgewood, TCU, Hospital District, Downtown, DFW AirPort, and Dallas.
- There are now 1,500 gas wells in the city of Fort Worth set to go to 4,500-6,000 natural gas wells in the next 10-20 years. In our district, there are 37 natural gas well sites that include 200 drilled wells. At the corner of Risinger and Summer Creek, where our two wells are located, there another 13 other wells.
- McCart Road by TxDot, is going through a replacement of water pipes underground, so they will completely re-do the road for the next 30-60 days.
- South Hulen from the Panther Heights extension plans are to extend the road all the way to 1187 is in the final stages of negotiations.
- Planning is under works to get an I-35 corridor straight through from Risinger Road.
- The new fire chief announced we’ve improved our rating from 2 to a 3. Individual homeowners should ask their insurance companies if they can get a rate reduction.
- District 6 emails will come through to invite us to meetings and Tony Stutts will be copied as he is on the Highway 121 board. Tony will be happy to forward the email out to the homeowners email list.

**Jerry Stein – Treasurer – Official Budget Report**

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- Jerry believes we will be financially stable in 2009. However, we will know more in February following receipt of more payments for annual dues. Approximately 40% of the dues have been collected to date.
- Jerry has provided us with a new Balance Sheet as of Jan. 14th that includes all the accounts receivable in the total.
- A \$6,000 bill is coming due from the electrician soon for installing lighting on the corner.
- Water bills have been received yesterday and the pricing has come down from \$122 to \$60.
- New electric bill for the corner lights came in at \$118 for the 1st month.
- Jerry has asked Teresa if we can save more by making the lighting on the corner fluorescent.
- Jerry sent a statement that included the 2000 to current period for those who have significant balances due the Association. Jerry will check to see if we have liens in place for these members. Chesapeake has sent a letter to the residents noting they have starting pumping the second well for Summer Creek. Residents have to fill out a second form for division orders with tax instructions.
- Taxes: Jerry will talk to Bob Delveaux (a CPA) to find out if Bob will kindly volunteer to help prepare our taxes. We are changing the fiscal year to a calendar year again.

### **Sarah Cohen –Newsletter**

- Sarah has an interested buyer for an advertisement in our newsletter from a local real estate agent.
- The next newsletter will go out in March and this will be the first addition that is entirely electronic.
- Sarah suggests printing at least 25 paper copies for the next addition in case we have requests
- Jerry suggests sending paper flyers to everyone's front door to collect current emails before the next newsletter goes out. The flyer could be used remind residents to complete their second agreement with Chesapeake and to remind residents of potential homeowner insurance savings.
- Tony also suggests sending out email reminders with the notice that we are going fully electronic from some "official" summer creek email alias.

### Misc.

- We will no longer get the guidelines book printed annually with the directory, which is published every year.
- The directory goes out in March only to residents who have paid dues.

### **Amanda Sanchez –Secretary**